



Connells

Proffitt Avenue
Coventry



Property Description

A mid-terrace property located in the popular Courthouse Green area, conveniently positioned close to local amenities, schools, and transport links.

This home offers practical and comfortable living accommodation throughout, making it ideal for first-time buyers, young families, or investors alike. The ground floor comprises a lounge, fitted kitchen/diner, providing ample space for both cooking and dining, downstairs bathroom with separate w/c. To the first floor, the property features three bedrooms..

Outside there are gardens to the front and rear of the property.

Approach

Front door.

Entrance Hall

Stairs to first floor.

Lounge

Double glazed window to the front elevation and a radiator.

Fitted Kitchen/Dining Room

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation.

Rear Lobby

Doors to bathroom and w/c and further door to the rear elevation.

Fitted Bathroom

Comprising bath, wash hand basin and double glazed window to the rear elevation.

Separate W/C

Comprising toilet and wash hand basin.

First Floor Landing

Doors to;

Bedroom One

Two double glazed windows to the front elevation and radiator.

Bedroom Two

Double glazed window to the front elevation and radiator.

Bedroom Three

Double glazed window to the rear elevation and radiator.

Bedroom

Double glazed window to the rear elevation.

W/C

Comprising toilet, wash hand basin and double glazed window to the rear elevation.

Outside

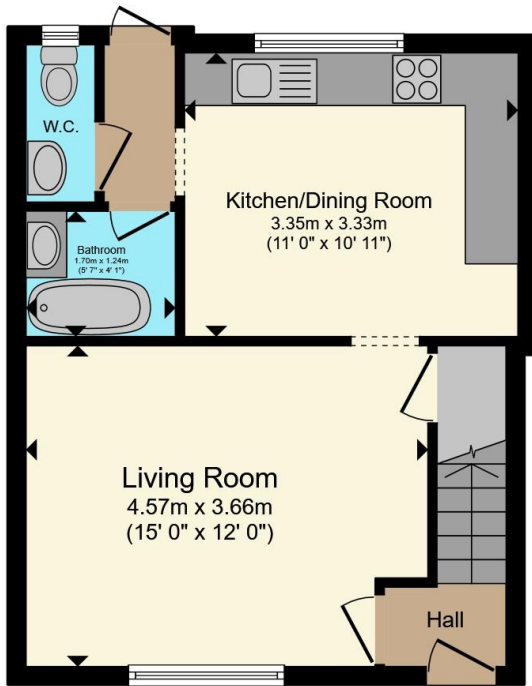
Front Of Property

Paved and stoned with access to front door.

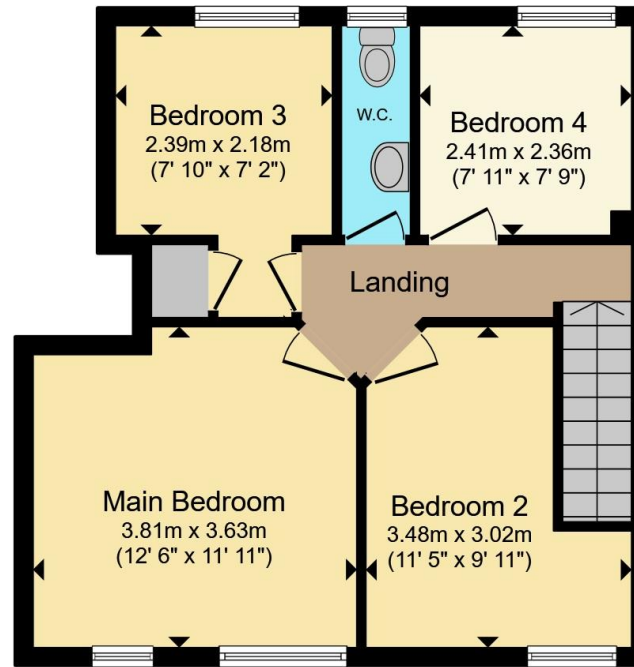
Rear Garden

Patio area beyond being laid to lawn.





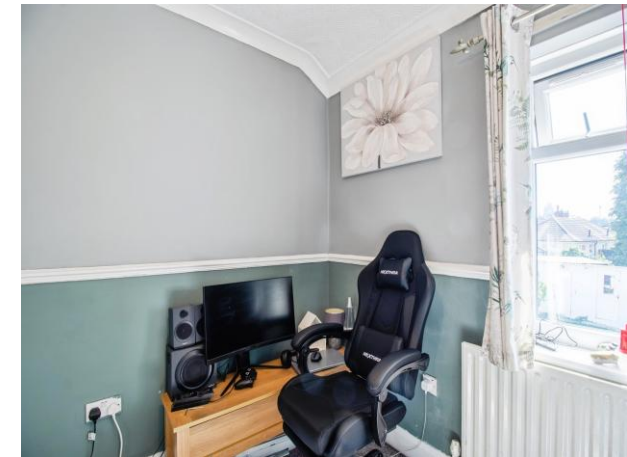
Ground Floor



First Floor

Total floor area 82.9 m² (892 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax Band: A

Tenure: Freehold



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